

April 2, 2003 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

03AN0233

Goode Land Development Company, L. L. C.

Midlothian Magisterial District
1268 Alverser Plaza

REQUEST: A five (5) foot Variance to the twenty-five (25) foot building setback requirement.

RECOMMENDATION

Recommend denial of this request for the following reasons:

- A. Staff finds there are no extraordinary circumstances or conditions applying to this property which do not apply generally to all other properties in the immediate area.
- B. The Variance is not in accordance with the spirit and intent of the Zoning Ordinance.

GENERAL INFORMATION

Location:

Property is known as 1268 Alverser Plaza. Tax ID 739-710-2628 (Sheet 6).

Existing Zoning:

O-2

Size:

1.4 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - O-2; Offices
South - O-2; Commercial
East - C-2; Commercial
West - R-MF; Offices

Utilities:

Public water and sewer

Transportation:

This request should have no impact on the traffic pattern in this area.

General Plan:

(Alverser/Old Buckingham)

Office

DISCUSSION

The applicant is proposing to construct a building twenty (20) feet from the front property line, whereas the Zoning Ordinance requires a twenty-five (25) foot front yard setback for buildings. Therefore, the applicant is requesting a five (5) foot Variance (see attached).

The applicant provides the following information in support of this request:

Creative Hair and Company occupies a 2,500 square foot building at 1220 Alverser Plaza. This building was constructed twenty (20) feet from the Alverser Plaza right of way and as previously approved by the BZA. I will be constructing the remaining two (2) phases of this building. My building will attach to Creative Hair and appear to be part of that building. If I construct the south side of my building with the mandated twenty-five (25) foot setback, it will be inconsistent with the existing Creative Hair and Company building.

Staff reviewed the application and site plan relative to this request and visited the site. Staff found that the building has not been constructed.

As required by the Zoning Ordinance, the applicant has provided no information which would serve as a basis for granting this Variance. Staff finds no physical surroundings, shape or topographical conditions on the property which would present a particular hardship to the owner if this Variance

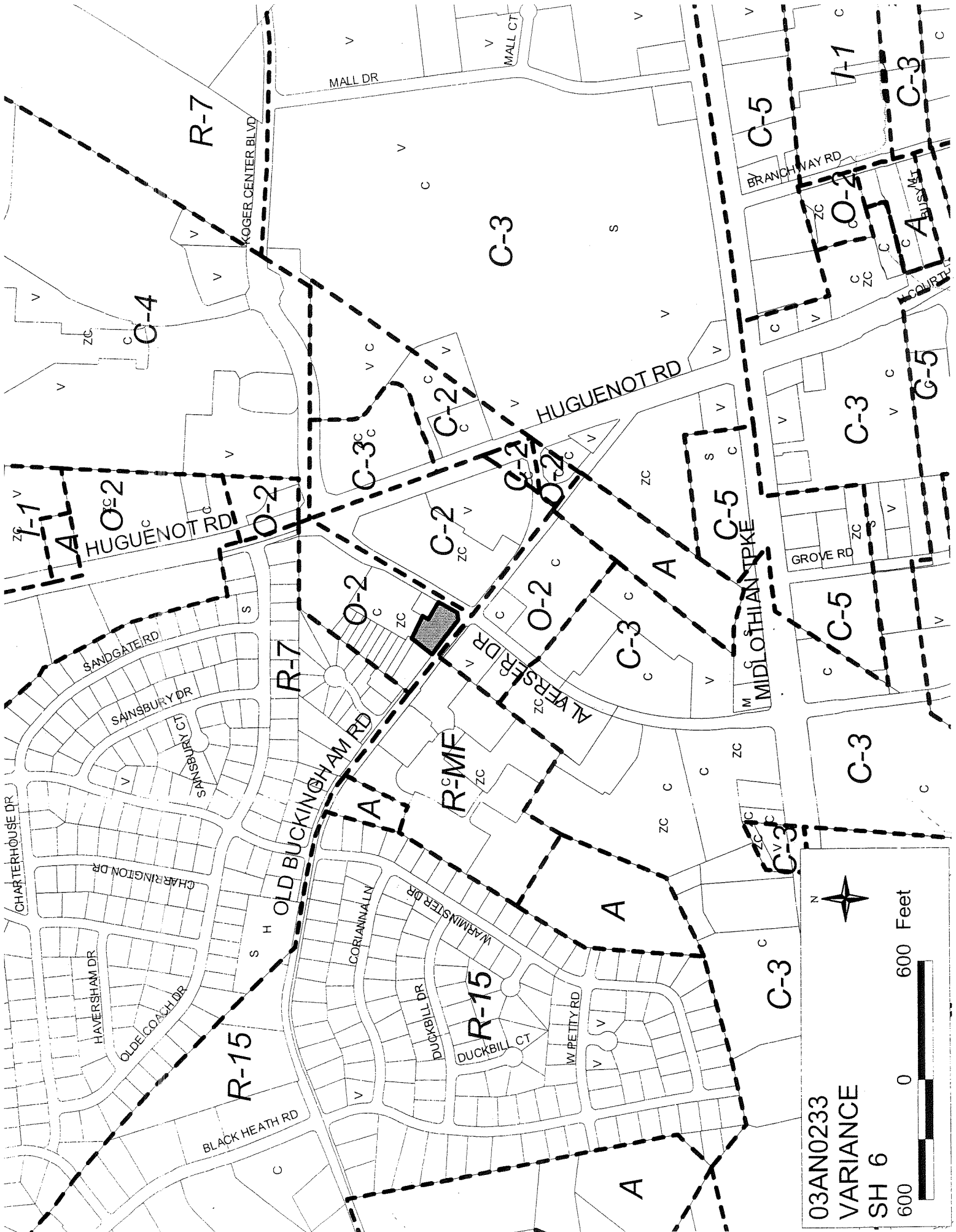
was denied. Staff finds no conditions upon which this request is based which are unique to the property and do not apply generally to other properties in the area.

Staff believes that this request is based on financial consideration rather than physical hardship or other conditions which are not applicable to other property in the area. Therefore, staff cannot support this request.

However, if the Board sees that this request has merit, staff recommends that it be subject to the following condition:

CONDITION

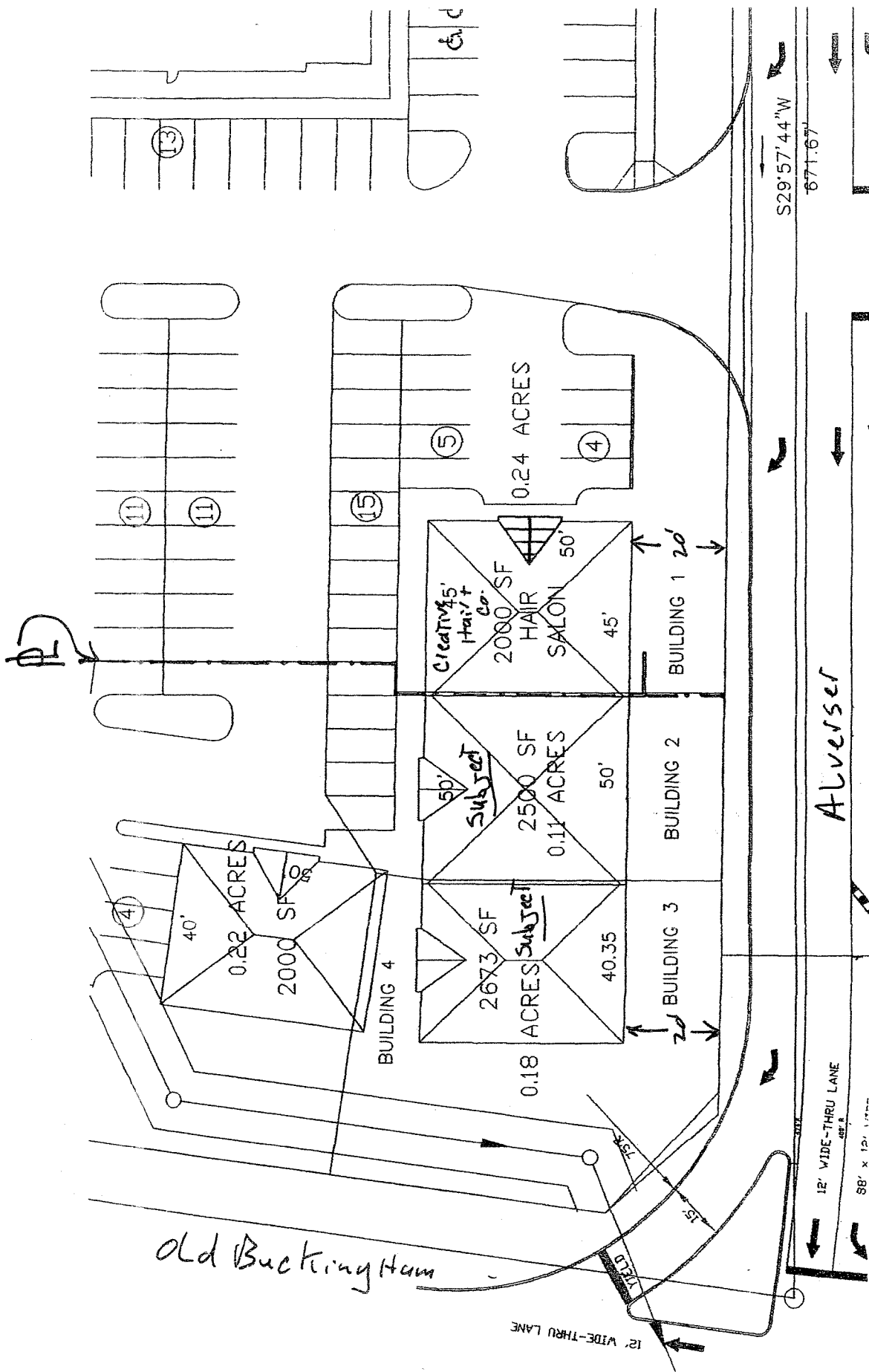
This Variance shall be for the proposed building only as depicted in the staff report.



03AN0233
VARIANCE
SH 6

600 0 600 Feet

N



View w/ Proposed 20' Setback

03ANO233-1

